Bill No. R- 89-07-24

ANNEXATION RESOLUTION NO. R- 39-90

A RESOLUTION of the Common Council setting forth the policy of the City in regard to the Northrop Industrial Park Annexation.

WHEREAS, the annexation of territory to the City of Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort Wayne is called upon in the preparation of the City budget to provide for the furnishing of municipal services to the entire City, including newly annexed areas; and

WHEREAS, the Common Council of the City of Fort Wayne has before it an Ordinance for the annexation of the Northrop Industrial Park Annexation Area, more specifically described as follows, to-wit:

Part of Sections 11 and 14 in Township 31 North, Range 12 East, Allen County, Indiana more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Cook Road and the southerly extension of the Easterly line of the West half of the Southwest Quarter of Section 11 in Township 31 North, Range 12 East [said point also being on the existing City limit line as established in Annexation Ordinance X-26-69 and as filed in the Office of the City Clerk of Fort Wayne Indiana]; thence in a westerly direction along said South right-of-way line of Cook Road to its intersection with the southerly extension of the West line of the Southwest corner of said Section 11; thence northerly along said extension line and the westerly line of the Southwest Quarter of said Section 11 to the northerly line of said Southwest Quarter; thence easterly along the northerly line of said Southwest Quarter to the East line of the west half of said Southwest Quarter; thence southerly along the easterly line of the West half of the Southwest Quarter and the southerly extension of said easterly line to the South right-of-way line of Cook Road being the point of beginning and containing 82 acres more or less.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Northrop Industrial Park Annexation Area, it is the policy of the City of Fort Wayne to follow the provisions of Section 1.1 of Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended, with regards to the provision of non-capital and capital services to the annexation area.

SECTION 2. That it is the policy of the City of Fort

Wayne to follow the annexation fiscal plan for said described territory, as prepared by the Division of Community and Economic Development which is incorporated herein. Two copies of said plan are on file in the office of the Clerk of the City of Fort Wayne and are available for public inspection as required by law.

SECTION 3. That said plan sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of annexation, the capital improvement services to be provided within three (3) years of annexation, and the plan for hiring employees of other governmental entities whose jobs will be eliminated by this annexation.

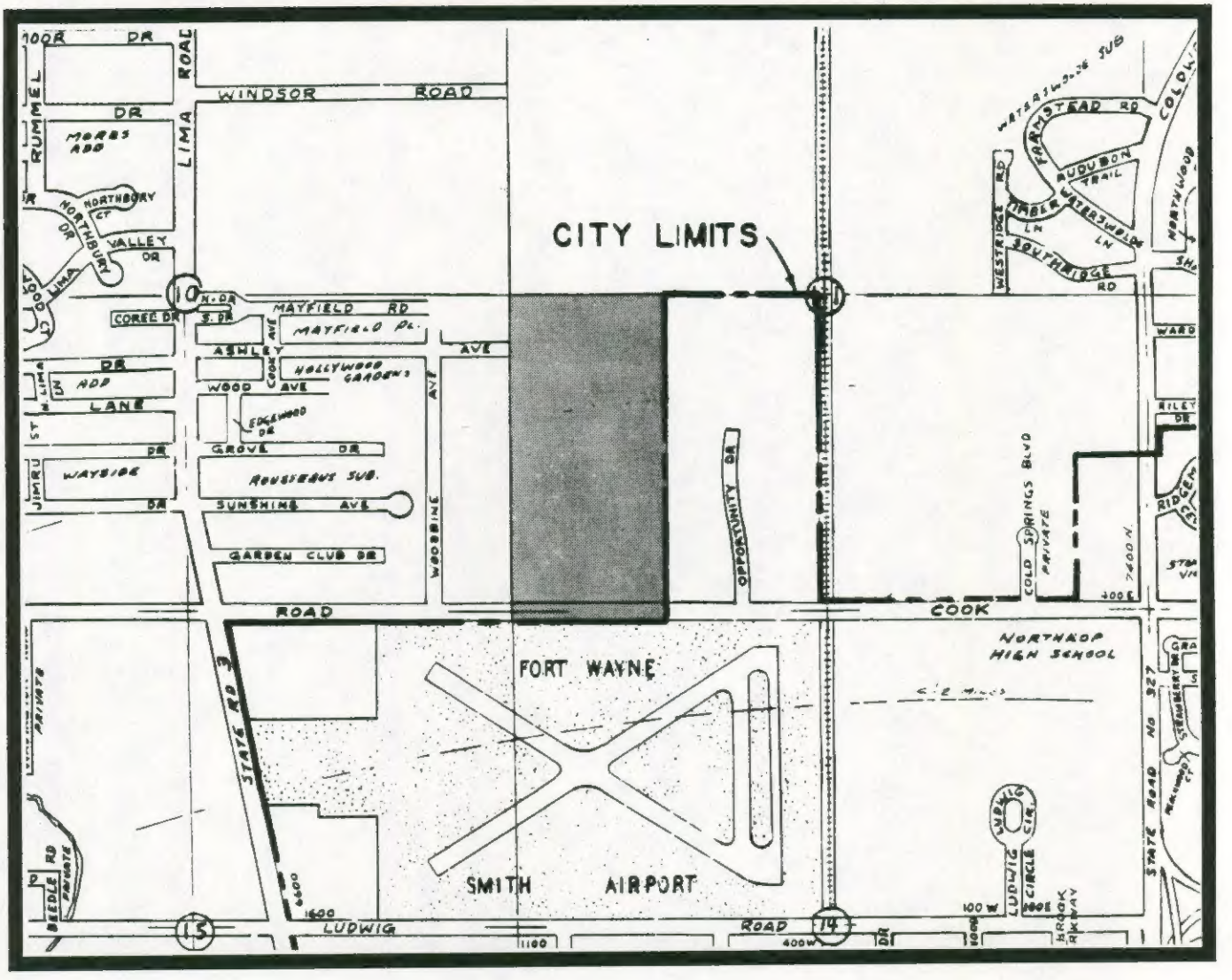
SECTION 4. That, after adoption and any and all necessary approval by the Mayor, this Resolution shall be in full force and effect.

David C. Long
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. TIMOTHY McCAULAY, CITY ATTORNEY

Northrop Industrial Park
Annexation Area



Location

Read the first time in full and on motion by Long, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock ____.M.,E.S.T.

DATED: 7-11-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by Talarico, and duly adopted, placed on its passage. ~~PASSED~~ ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	7			2
BRADBURY				✓
BURNS	✓			
EDMONDS	✓			
GiaQUINTA				✓
HENRY	✓			
LONG	✓			
REDD	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 6-12-90.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE RESOLUTION NO. R-39-90 on the 12th day of June, 1990,

Sandra E. Kennedy
ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Redd
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of June, 1990, at the hour of 11:45 o'clock A.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 22d day of June, 1990, at the hour of 3:00 o'clock P.M.,E.S.T.

PAUL HELMKE, MAYOR

R-85-07-24

Admn. Appr. _____

DIGEST SHEET

TITLE OF RESOLUTION Northrop Industrial Park Annexation

DEPARTMENT OF REQUESTING RESOLUTION Community and Economic Development

SYNOPSIS OF RESOLUTION Resolution confirms that the City has developed a definite policy for providing services to the Northrop Industrial Park Area. It also clearly links the City's General Annexation Resolution (Section 1.1 of Chapter 2 of the Municipal Code of the City of Fort Wayne of 1974, as amended) to the Annexation Area.

EFFECT OF PASSAGE The City will be more secure in meeting State Annexation Law (I.C. 36-4-3-13) requirements.

EFFECT OF NON-PASSAGE The City is less secure in meeting the requirements of I.C. 36-4-3-13.

MONEY INVOLVED (Direct Cost, Expenditures, Savings) To be explained by the Fiscal Plan to be prepared by Community and Economic Development.

ASSIGNED TO COMMITTEE (J.N.) _____

BILL NO. R-89-07-24

REPORT OF THE COMMITTEE ON ANNEXATION

DAVID C. LONG, CHAIRMAN
JANET G. BRADBURY, VICE CHAIRPERSON
BURNS, EDMONDS, HENRY

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council setting forth the policy of the City in regard to the Northrop Industrial Park Annexation

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~) (RESOLUTION)

DO PASS	DO NOT PASS	ABSTAIN	NO REC
Samuel J. Burns			
Janet Bradbury			
Cletus R Edmonds			
Thomas Read			
Thomas P. Henry			

DATED: 6-12-90.

Sandra E. Kennedy
City Clerk

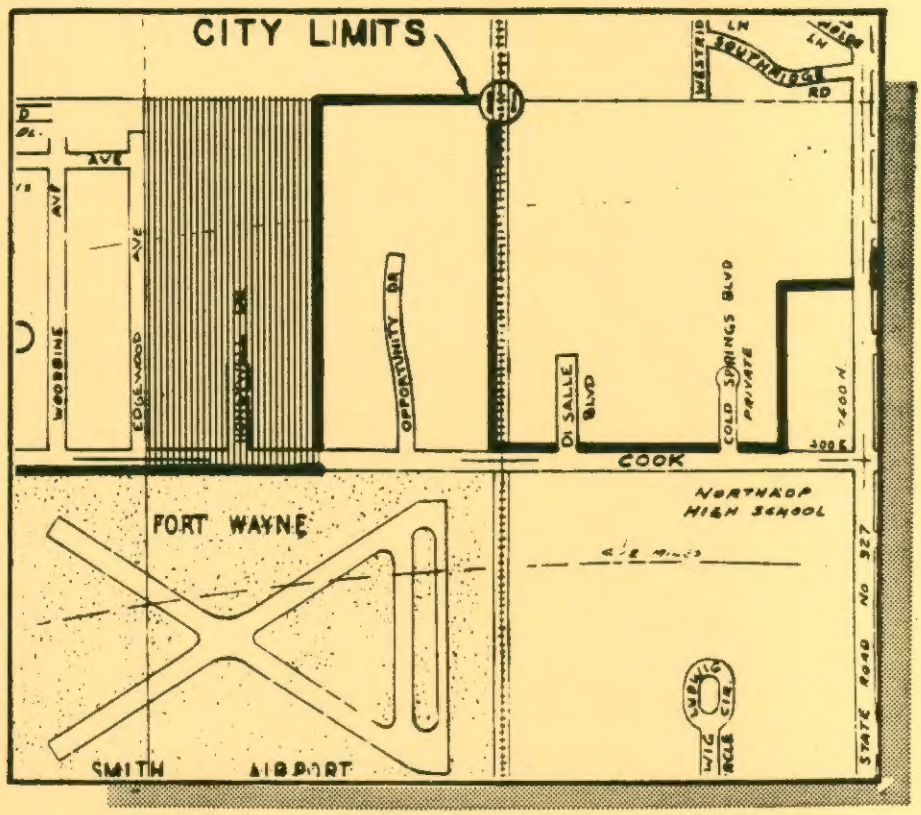


FISCAL PLAN

CITY OF FORT WAYNE
PAUL HELMKE, MAYOR

May 1990

Northrop Industrial Park Amended



COMMUNITY & ECONOMIC
C&ED
DEVELOPMENT

ADMINISTRATION AND POLICY DIRECTION

Paul Helmke
Mayor
City of Fort Wayne

Greg Purcell, Director
Community and Economic Development

V. C. Seth, AICP
Director of Planning

Fort Wayne City Plan Commission

Stephen Smith, President
Melvin Smith,Vice President
Robert Hutner, Secretary
Mark Gensic
Charles Layton
David Long
John Shoaff
Wil Smith
Yvonne Stam

RESEARCH AND PREPARATION

Gary Stair, Senior Planner
Brian White, Planner I

Executive Summary

Over the past 20 years, the City of Fort Wayne has been pursuing a vigorous policy of annexing land adjacent to its corporate limits. This proposal is a logical continuation of this policy.

This fiscal plan outlines the applicable state legislation concerning the annexation of urban land and explains how the Northrop Industrial Park annexation area conforms to the state law requirements. The plan also provides basic data about the area, describes the services which will be furnished to the area upon annexation by the City of Fort Wayne, and summarizes the fiscal impact of this annexation upon the City.

The proposed annexation area is approximately 82 acres, and is an industrial park.

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SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located north of the City of Fort Wayne in Washington Township and is bounded on the east and south by the City of Fort Wayne, on the west by the west line of Sections 11 and 14 in Township 31 North, Range 12 East and on the north by the East-West center line of Section 11 in Washington Township 31 North, Range 12 East. See Figure 1.

B. SIZE

The Northrop Industrial Park Annexation Area contains approximately 82.00 acres.

C. POPULATION

This area contains industrial development and vacant land. It has no residential units or population.

D. BUILDINGS

Industrial 2 structures in good condition

E. PATTERNS OF LAND USE

	Acres	Percent
Industrial	14.24	17.44
Right-Of-Way	3.93	4.81
Vacant, but zoned for industrial use	63.50	77.75
	81.67	100.00

F. ZONING

The Northrop Industrial Park Annexation Area is currently zoned I2P. This is a general industrial district which (I2) in most cases needs development plan approval for any development to occur. Upon annexation, the land will be under the jurisdiction of the Fort Wayne Plan Commission and will be zoned M2 (General Industrial). See Figure 2.

G. TOPOGRAPHY

The Northrop Industrial Park annexation area contains two soil classifications: Pewamo Silty Clay Loam and Blount Silt Loam. It has been determined using U.S. Geological Survey maps that the general slope of the area is approximately 1.0 percent.

H. ASSESSMENT

$413,740

I. TAX RATE ('88 PAYABLE '89 RATES)

Existing:	6.9968
After Annexation:	10.9391
Increase:	3.9423

J. COUNCIL DISTRICT

The annexation area will be in City Council District 3.

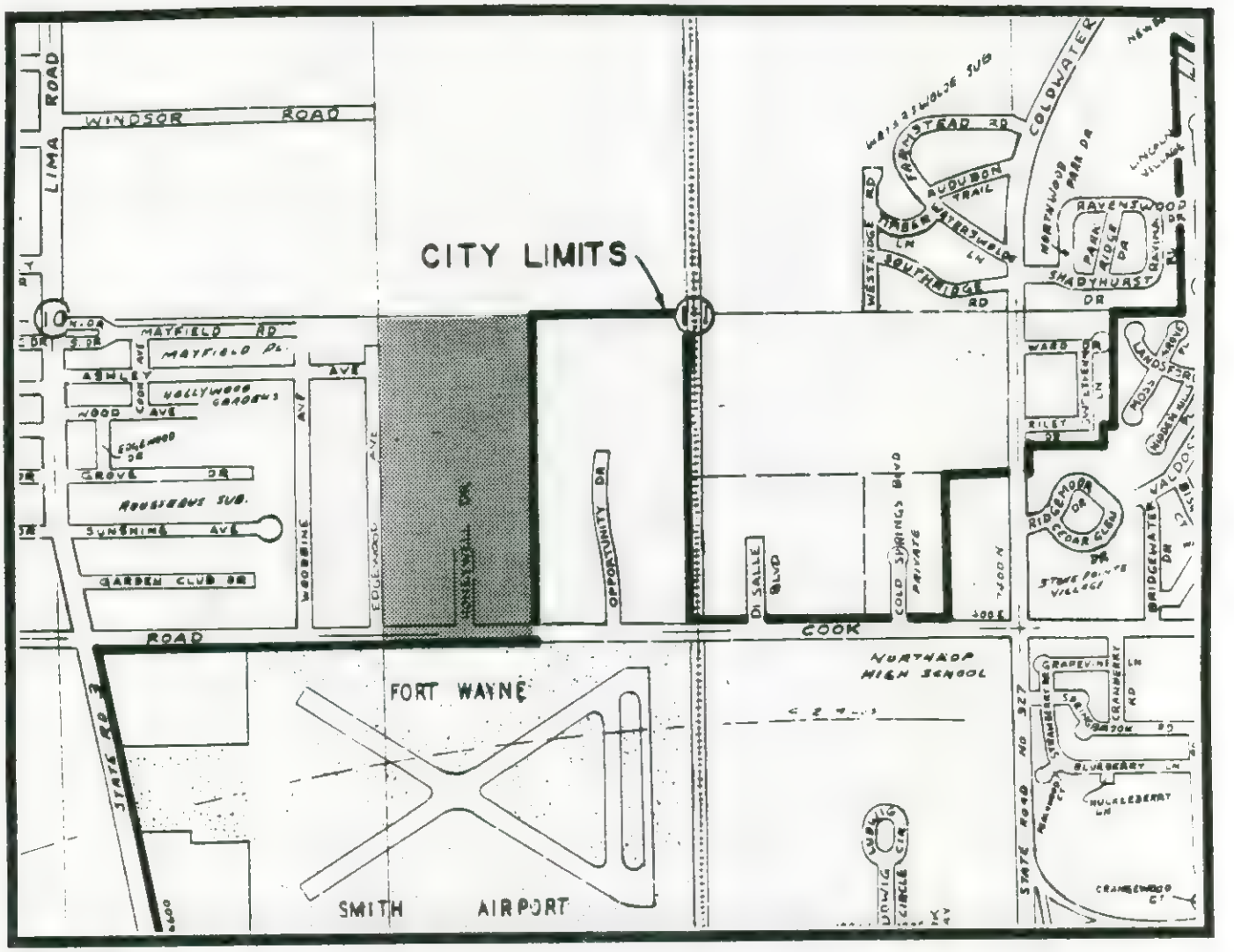
K. SELECTED AREA(S) WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE AND POPULATION DENSITY

As the City has uniform service standards throughout its corporate boundaries, all areas of similar topography, pattern of land use and population density receive the same level of service. A representative area within the city comparable in topography, pattern of land use and population density to the Northrop Industrial Park Annexation area is Summit Industrial Park.

	Northrop	Summit
Topography:	Approximate 1.0% slope	Same
Patterns for Land Use:	Industrial and vacant and zoned for industrial use	Same
Population Density:	0	0

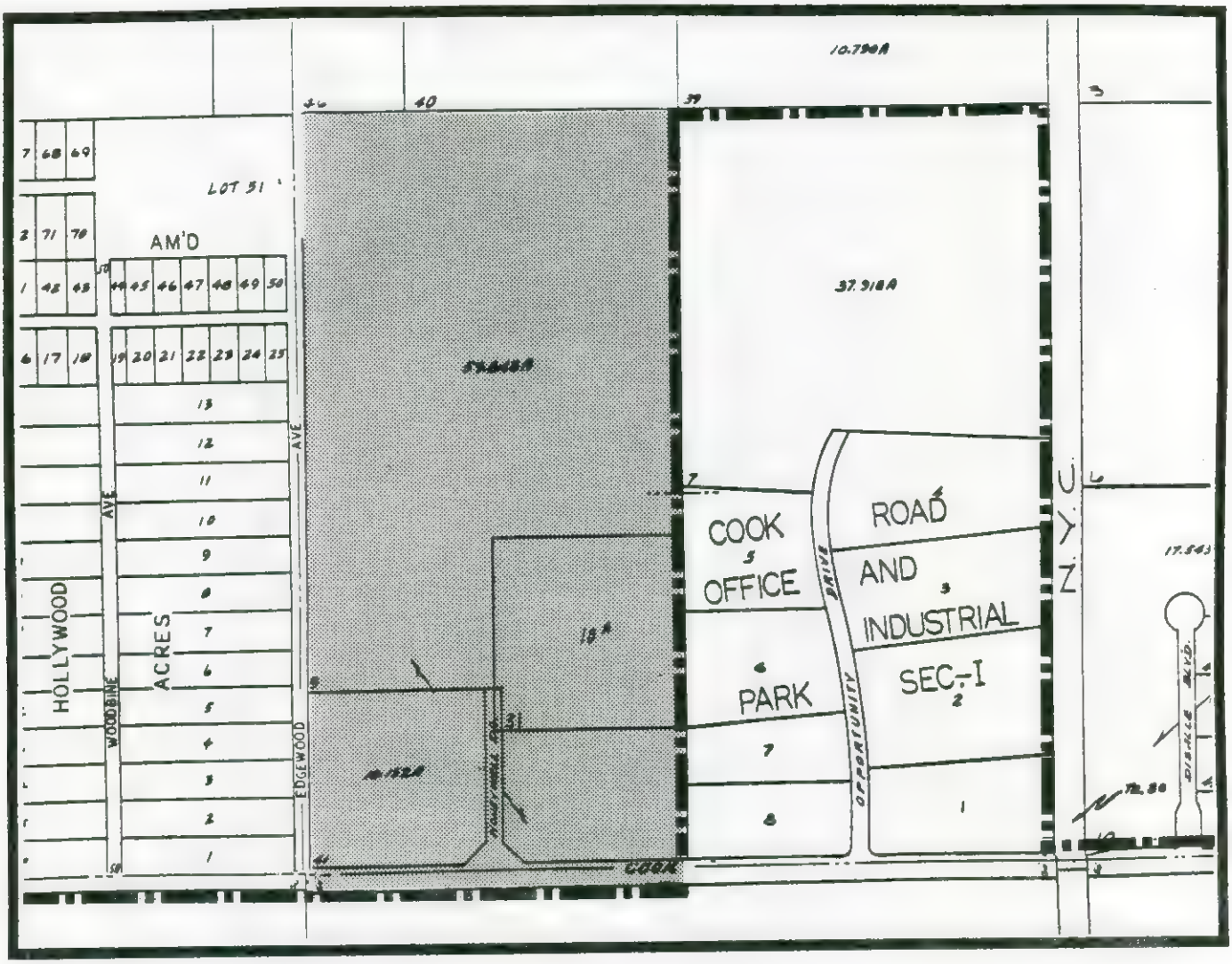
No area within the city with similar topography, pattern of land use, and population density as the Northrop Industrial Park annexation are receiving services higher in standard or greater in scope than these services promised the Northrop Industrial Park annexation area.

FIGURE 1



LOCATION

FIGURE 2



ZONING

I2P Planned General Industrial

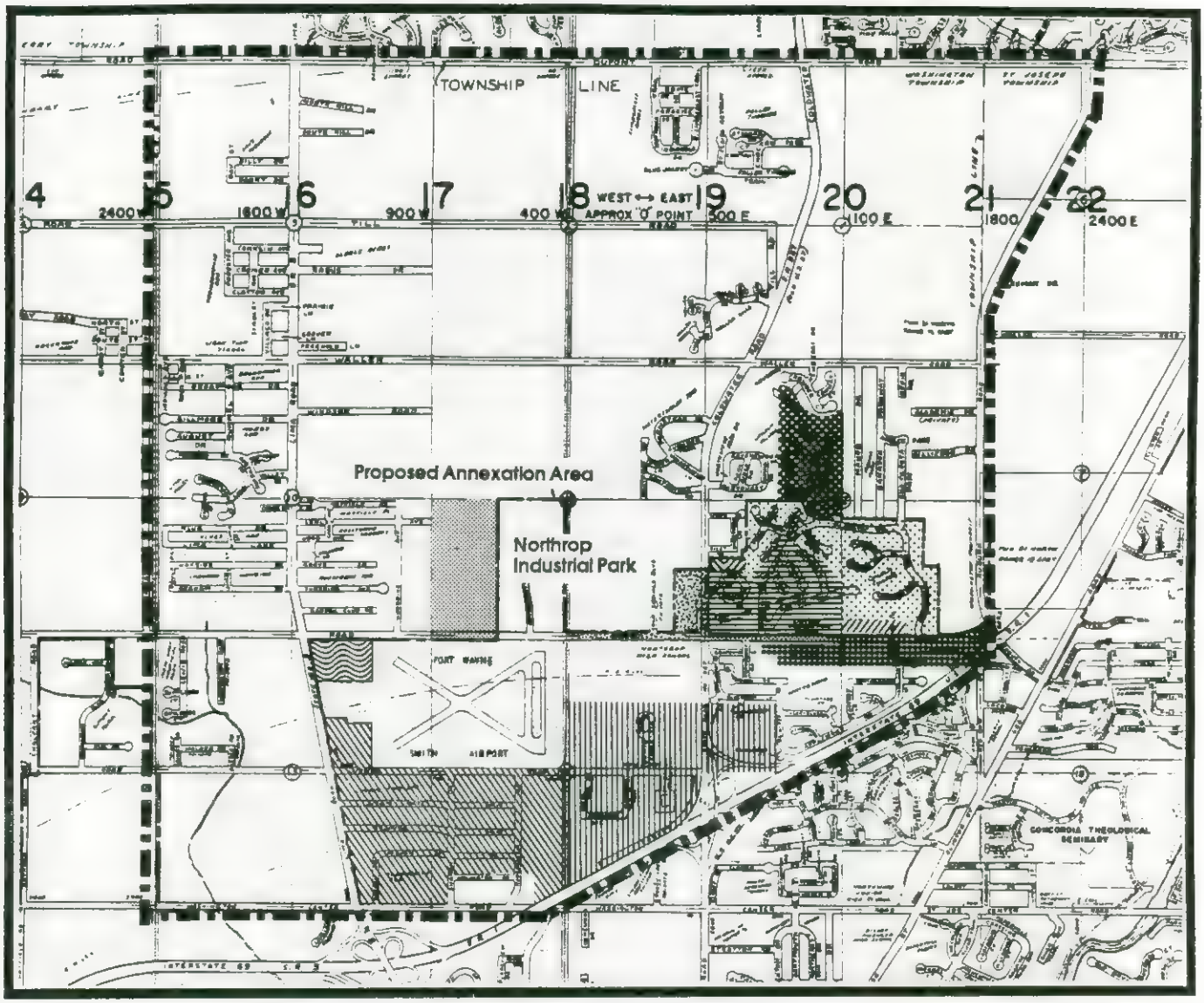
SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the Northrop Industrial Park area is part of a larger, comprehensive annexation program that was developed in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City "as should" all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth." Because the Northrop Industrial Park area met this criteria in 1975-76, the report identified it as part of a larger area (Wash-1) which was recommended for annexation.

Since 1976, nine areas targeted in the Annexation Policy and Program Study as being part of Wash-1, have been annexed. Amongst these areas are the Cook Road Annexation, the Wheatridge Annexation, the Stone Pointe Annexation, the Orchard Woods Annexation and the Lincoln Village Annexation. See Figure 3.

FIGURE 3



ANNEXATIONS IN WASH-1

- Airport Professional
- Ludwig Park
- Oakbrook Park
- Northrop Village
- Cook Road
- Orchard Wood
- Cook Road North
- Wheatridge I
- Lincoln Village
- Lincoln Village IV
- Stone Pointe Village
- Wash - 1

SECTION THREE

STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must ensure that the proposed annexation is in accordance with State law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. However, the municipality must meet the guidelines of only one of the options. The two options are:

1. The area must be at least one-eighth contiguous (12.5%) to municipality and meet at least one of the following three conditions:

   a. have a population density of at least three persons per acre;
   b. be zoned for commercial, business or industrial uses;
   c. be at least sixty (60%) percent subdivided;

2. The area must be at least one-fourth contiguous (25%) to the municipality and the municipality must show that the area is needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, along with the methods used to finance such services.

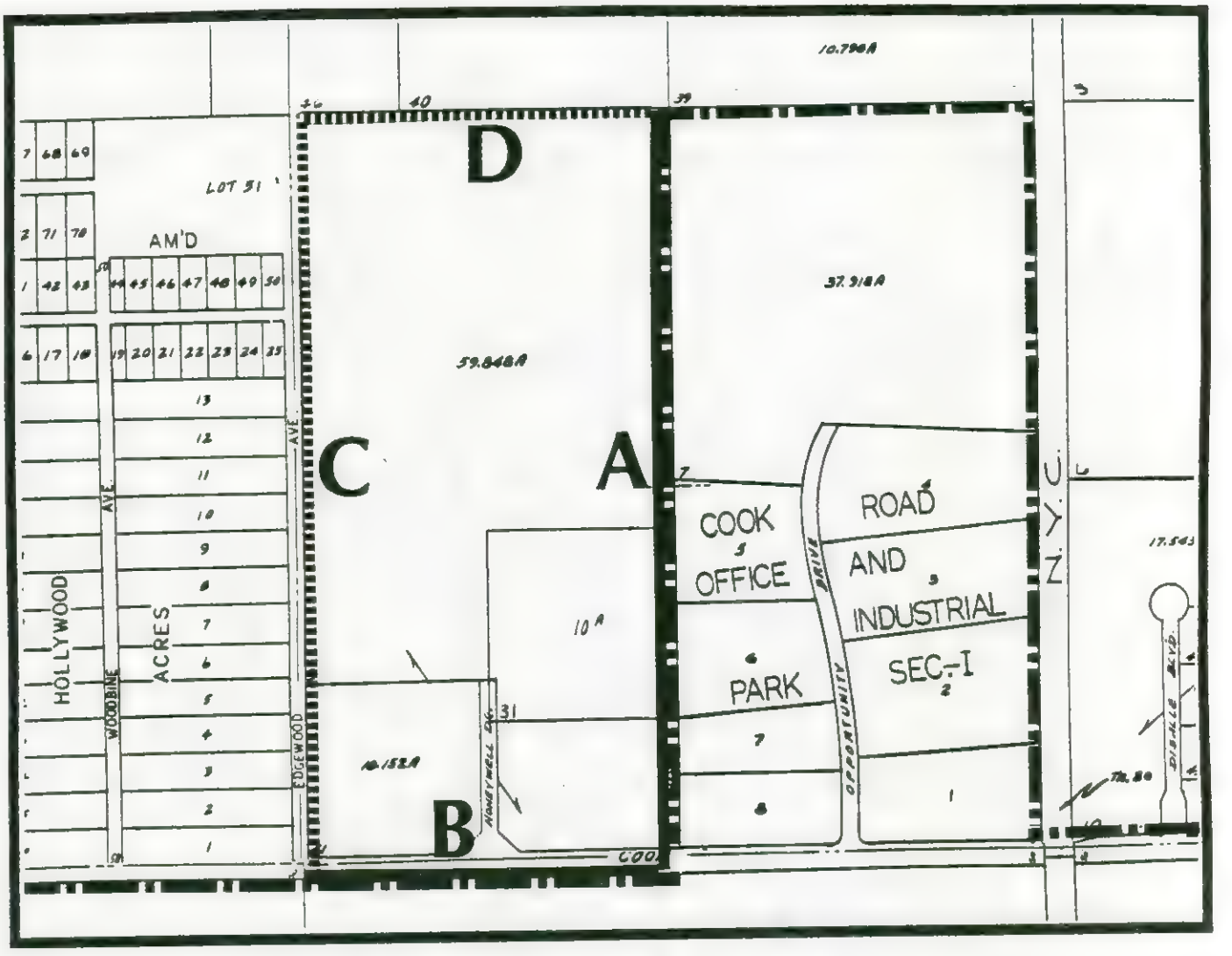
The Northrop Industrial Park Annexation meets not just one, but both of the options that have been established to determine the validity of annexations. The remainder of this section will explain how the Northrop Industrial Park Annexation meets these two requirements.

B. ONE-EIGHTH CONTIGUOUS

Figure 4 illustrates the length of the external boundaries of the annexation area. As can be seen, fifty (50%) percent of the annexation areas boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation easily meets the 12.5% contiguity requirement mandated by State Statute.

As mentioned in the introduction, if the annexation is at least one-eighth contiguous (12.5%) to the municipality, it can be annexed if any one of the three conditions are met. The Northrop Industrial Park Annexation meets condition (b) outlined above in that it is zoned for industrial uses.

FIGURE 4



CONTIGUITY

CONTIGUOUS		NON-CONTIGUOUS	
A.	2695'	C.	2695'
B.	1320'	D.	1320'
	4015' tl. ft.		4015' tl. ft.

C. ONE-FOURTH CONTIGUOUS

The second annexation test stipulates that an annexation is valid if the area is at least twenty-five percent contiguous and if it is needed and can be used by the municipality for its development in the reasonably near future (I.C 36-4-3-13). As noted previously, the annexation is fifty (50%) percent contiguous to the City limits. Therefore, it easily meets the contiguity criterion mandated by the second test. Having met the contiguity requirement, the municipality must show that the area is needed and can be used by the municipality for its development in the reasonably near future.

The Northrop Industrial Park Annexation meets the contiguity requirement and is needed at this time for the following two reasons: (1) Industrial-Economic Development; and (2) Planning Control.

(1) Industrial-Economic Development

The City of Fort Wayne has gained a positive national reputation for its ability to promote economic development and job growth. By annexing this area, the City of Fort Wayne will be able to direct what type of industrial development occurs here. Without annexation, the City of Fort Wayne will not have a say in what type of development should occur in this industrial park. Through annexation of this area, natural expansion which would be beneficial to the City of Fort Wayne could occur which would facilitate further economic development.

(2) PLANNING CONTROL

The Northrop Industrial Park Annexation area is also needed by the City of Fort Wayne so that it will have planning and zoning control over the area. This is important because the City, being an urban area, has planning and zoning standards that are more attuned to urban areas which are adjacent to the City. On the other hand, the county, which has large amounts of agricultural land, has standards that are more attuned to a rural lifestyle.

In general, the Industrial Zoning standards in the County are less restrictive than those used by the City. It makes sense, of course, to have distinct standards for urban and rural uses. What does not make sense is to allow areas that are within the sphere of influence of Fort Wayne, and which are, or will be, urban in nature, to be developed according to standards which are not suitable for urban development and which will only cause problems in the long run.

D. CONCLUSION

The Northrop Industrial Park area should be annexed into the City of Fort Wayne because it meets both of the annexation tests that have been established by the State Legislature. The annexation area is fifty (50%) percent contiguous to the City and is zoned for industrial use. In addition, the area meets yet another test for annexation in that it is more than (25%) percent contiguous and is needed and can be used by the City for its growth and industrial development in the reasonably near future.

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Northrop Industrial Park Annexation Area. The plan also describes how and when the City plans to extend the services of non-capital and capital improvement nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of a non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

The City of Fort Wayne has adopted uniform service standards within its corporate limits to guarantee that the annexation area will receive non-capital and capital services in a manner equivalent in standard and scope to all other areas of the city with similar topography, patterns of land use, and population density to the annexation area. To illustrate this comparison, Summit Industrial Park has been selected as a representative area within the corporate boundaries comparable to the annexation area. This comparable area lies to the west of the Northrop Industrial Park. The Summit Industrial Park contains approximately ninety-five (95) acres and is zoned industrial, like the Northrop Industrial Park containing vacant as well as occupied parcels.

A. <u>POLICE</u>

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Police District #1 will be expanded to cover the Northrop Industrial Park Annexation Area. The Police Department keeps records on the amount of personnel and equipment necessary for the City's annexation program. Due to the size and industrial nature of this area the Police Department has determined that no additional manpower is needed to provide adequate service. This area will be treated as a limited service area, which is similar to the police protection provided to all industrial areas within the City, including the Summit Park Industrial area. The primary service provided will be alarm response and building checks. No patrols will work this specific area. Whatever negligible costs may arise will be handled by the present Police Department budget, which is primarily derived from local property taxes through the General Fund.

CAPITAL COST: $0.00
ESTIMATED ANNUAL COST: $0.00

B. FIRE DEPARTMENT

The Fort Wayne Fire Department will be responsible for providing services to the Northrop Industrial Park Annexation Area immediately upon annexation. The services provided include, but are not limited to, full fire suppression activities, fire prevention, EMS Support-first responder, emergency hazardous materials response, public education and fire investigations.

Primary fire call response will come from Station 6 at 1600 Coliseum Boulevard West, which has one Class A pumper and a med car. If needed, backup response will come from Station 13 at 1103 Coliseum Boulevard East.

CAPITAL COST: $0.00
ESTIMATED ANNUAL COST: $0.00

C. EMERGENCY MEDICAL SERVICE

At the present time, the Three Rivers Ambulance Authority is the sole provider of ambulance service for the City. Properties in the Northrop Industrial Park Annexation area will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched. In addition, for some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 6 at 1600 Coliseum Boulevard West. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician on duty at all times.

The method of financing medical services is based on user fees. The charges for ambulance service are shown below:

1. $120 plus $3 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. $170 plus $3 per loaded mile for non-scheduled non-emergency transfers.

3. $380 for all emergencies for City and non-City residents.

This method of financing permits medical service to be extended to the annexation area with its existing budget, while no additional manpower or equipment will be needed to service this new area. These same emergency medical services and no others are provided to the Summit Industrial Park area.

CAPITAL COST: $0.00
ESTIMATED ANNUAL COST: $0.00

D. SOLID WASTE DISPOSAL

The City of Fort Wayne does not provide garbage collection for industrial areas. Since this area is entirely industrial, there will be no increase in the overall cost of solid waste collection and disposal to the City of Fort Wayne. No garbage collection service is provided the Summit Industrial Park area.

OPERATING COST : $0.00
ESTIMATED ANNUAL COST: $0.00

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the Northrop Industrial Park Annexation area within one-year after the effective date of annexation. Traffic Engineering provides installation and maintenance of traffic control devices and completes surveys and investigations which are needed to provide these services. The same services, and no others, are provided by this department to the Summit Industrial Park area.

The Traffic Engineering Department does not require additional personnel to perform its services in the Northrop Industrial Park Annexation area. Capital costs involved will be the installation of two (2) street signs and posts. This cost will be $140.25. Additional costs of $87.10 annually will be incurred for the roadway paint program. Funding sources for the above services will come from real estate taxes and Motor Vehicle Highway (MVH) funds.

CAPITAL COST: $ 140.25
ESTIMATED ANNUAL COST: $ 87.10

F. STREETS AND ROADS

The incorporation of the annexation area will add .09 miles of commercial street and .25 miles of collector street to the City street system. This entire .34 miles of street is in good condition. The Street Department will provide engineering services and construction supervision for all street and sidewalk projects. The Street Department is also responsible for ice and snow removal, leaf pick-up and surface maintenance within the annexation area. The provision of these services will not require any additional personnel or equipment, and any services provided will be similar to those services already provided to the rest of the City. These same services, and no others, are being provided the Summit Industrial Park area.

The average cost of street maintenance is roughly estimated to be $2,500 per street mile per year; therefore, this annexation will cost the City approximately $850.00 per year in street maintenance. The funding source for street maintenance is the Street Department budget which consists of funds from the Motor Vehicle Highway (MVH) Program. The Street Engineering funds come from MVH, Federal Aid Urban (FAU) and Local Arterial Roads and Streets (LARS) Programs.

CAPITAL COST: $ 0.00
ESTIMATED ANNUAL COST: $850.00

G. PARKS AND RECREATION

Presently, there are no residential properties in this annexation area. The services and facilities of the Fort Wayne Parks and Recreation Department are currently available, with Shoaff Park, a 169 acre Community Park being the closest. Upon annexation, property owners through the Park General Tax will contribute to the maintenance of the Park System.

CAPITAL COST: $0.00
ESTIMATED ANNUAL COST: $0.00

H. WATER

The City of Fort Wayne Water Utility presently serves the developed portion of this annexation area. The Water Utility has the capacity to expand its service area into the remainder of this industrial park. The extension of water services will be considered only upon petition by the involved property owners. This procedure is the same as that being used in other areas within the City including Summit Industrial Park. Also, when the

area is annexed into the City, the property owners who are using the City of Fort Wayne Utility system will no longer have to pay the out-of-City surcharge. See Figure 5, page 18.

CAPITAL COST: $0.00
ESTIMATED ANNUAL COST: $0.00

I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility $183.83 annually for each fire hydrant located within the City. Presently, there is one fire hydrant located in the Northrop Industrial Park Annexation area.

CAPITAL COST: $ 0.00
ESTIMATED ANNUAL COST: $183.83

J. SANITARY SEWERS

The City of Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to a portion of this annexation area. The Water Pollution Control Department has the capability to extend sanitary sewers to the remainder of this area, and will provide engineering services as needed. The extension of sanitary sewers will be considered only upon petition by the concerned property owners. This procedure is the same as that being used in other areas within the City including Summit Industrial Park. See Figure 6, page 19.

CAPITAL COST: $0.00
ESTIMATED ANNUAL COST: $0.00

K. STORM SEWERS

Upon annexation, the Fort Wayne Department of Water Pollution Control will consider storm sewer installation upon petition by the concerned property owners. The City will provide engineering services for such a project. It is the City's policy that the financing of storm sewers be the responsibility of the property owners in all areas of the City, including Summit Industrial Park. However, emergency maintenance will be the responsibility of the City's Sewer Maintenance and Street Maintenance Departments after annexation.

CAPITAL COST: $0.00
ESTIMATED ANNUAL COST: $0.00

L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits, to reduce night accidents, facilitate traffic flow, aid in police protection and inspire community spirit and growth. Presently, there are no street lights in the annexation area. To meet the City's goal mentioned above, one (1) City standard wood pole street light with over-head wiring will be installed.

The Capital cost for this street light will be $1,200 (1989 dollars) while the annual estimated cost is shown as $43.20. The Street Lighting Department will be responsible for maintaining and operating the new street light.

If the property owners desire midblock or ornamental lighting with underground wiring then the petition process will be used. Priority will be assigned to each petition based upon need, filing date and available funding. The property owners would then be assessed for the cost of such installation.

CAPITAL COST:	$1,200.00	(3rd year)
ESTIMATED ANNUAL COST:	$ 43.20	(3rd year)

M. LIABILITY FOR TOWNSHIP DEBT

State law 36-4-3-10 mandates the apportionment of debt from the township upon annexation. The City will incur liability for township fire debt of approximately $105.30 annually.

CAPITAL COST:	$ 0.00
ESTIMATED ANNUAL COST:	$105.30

N. ANIMAL CONTROL

Due to the location, size and nature of this annexation there will be no increase in staff or funding for the Animal Control Department when this area is annexed.

CAPITAL COST:	$0.00
ESTIMATED ANNUAL COST:	$0.00

O. ADMINISTRATIVE SERVICES

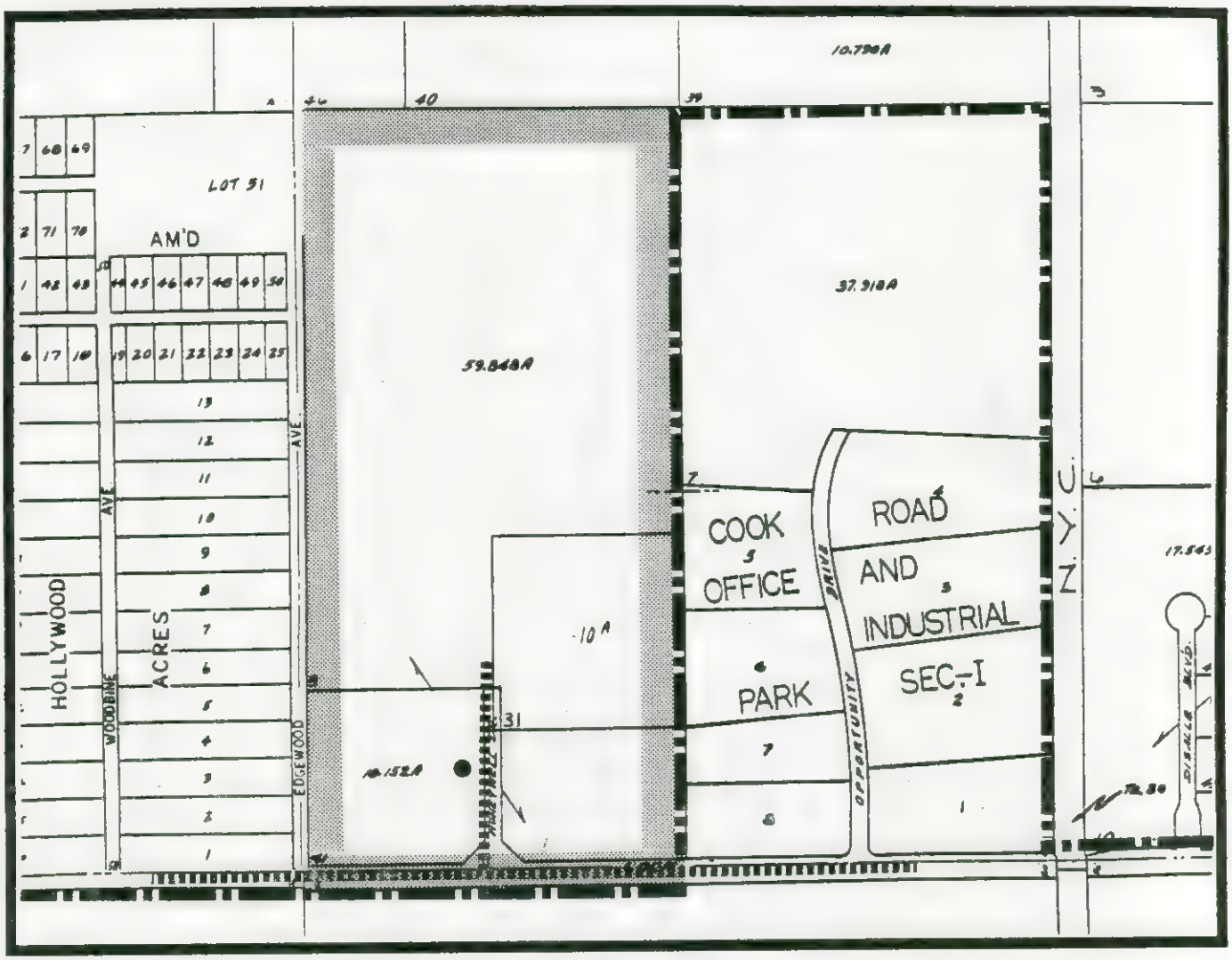
All administrative functions of the City of Fort Wayne will be available to the Northrop Industrial Park property owners immediately upon annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works and Safety, the Metropolitan Human Relations Commission, the City Clerk's Office, the Citizen's Advocate Office, etc.

General administration includes all of the regulatory and program functions for the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources including the General Fund and the State and Federal Government.

CAPITAL COST:	$0.00
ESTIMATED ANNUAL COST:	$0.00

FIGURE 5

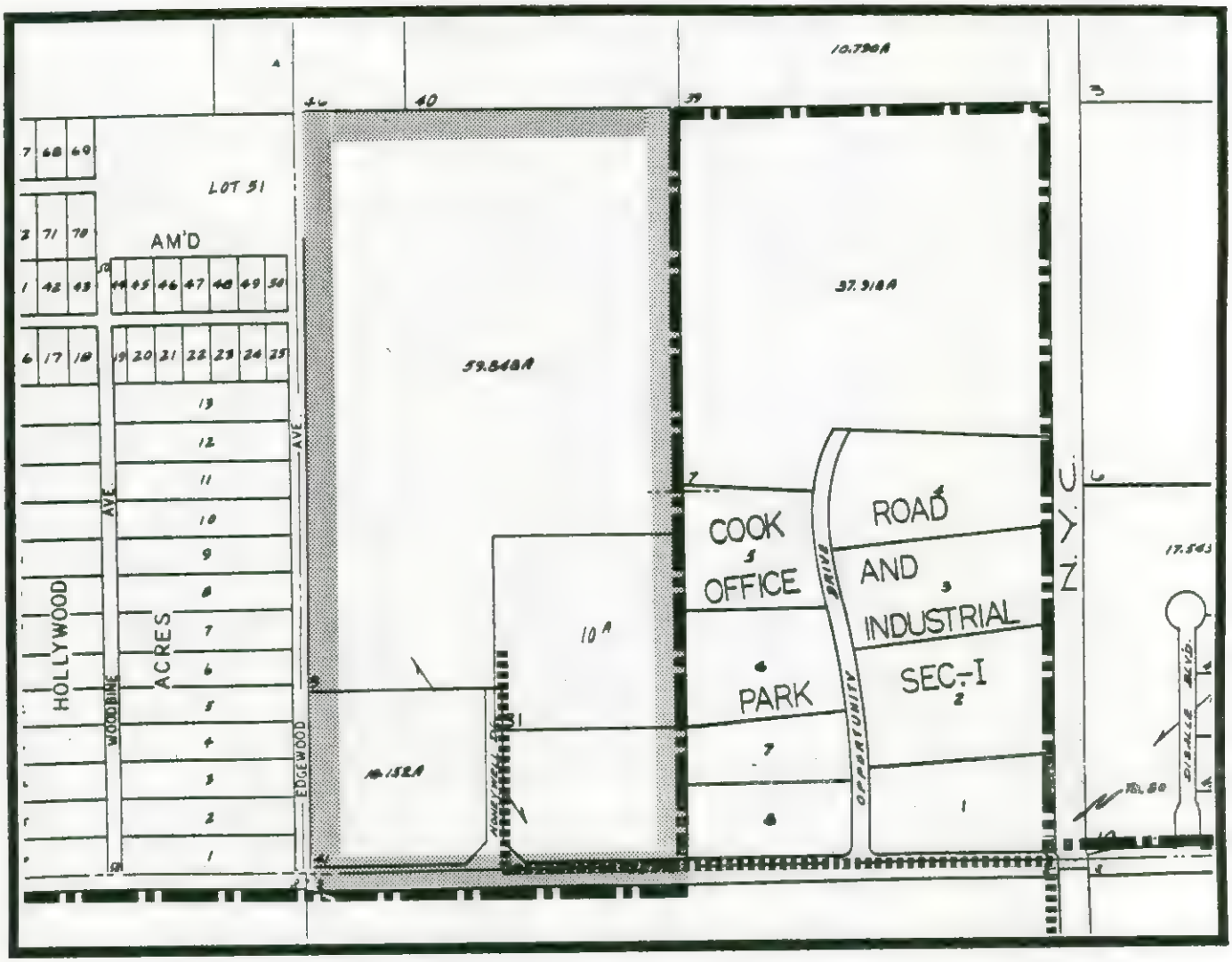


WATER LINES

Water Main

Hydrants

FIGURE 6



SEWER LINES

Sanitary Sewer

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that, due to the annexation of the Northrop Industrial Park area, any governmental employees will be eliminated from other governmental agencies. In the event government employees lose their jobs due to the annexation of this area, these employees will be given priority of employment with the City of Fort Wayne with respect to vacancies for which they are qualified, which occur within six months following the effective date of annexation.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures of the proposed Northrop Industrial Park annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Northrop Industrial Park Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the Washington Township Assessor. The formula for computing tax revenue is shown in the following table.

TABLE 1

Tax Revenue Formula

$$\frac{V}{100} \quad (T) \quad = \quad TR$$

WHERE:
V = Assessed Valuation
T = City Tax Rate
TR = Tax Return

The total assessed valuation of the proposed Northrop Industrial Park Annexation is $413,740. This $413,740 is then figured with the City's present tax rate less that part which the property owners are currently paying (increase is 4.0525). Table 2 represents this figure. The computation equals $16,767 in property tax revenue. Finally, a seventeen percent (17%) individual tax credit is deducted from this figure. Therefore, the total amount of property tax revenue received from this area will be $13,917. The seventeen percent (17%) deduction will be

returned to the City by the State with revenues raised by the State sales tax. The total revenues received by the City from this annexation will be $16,767 when the property tax relief revenues from the State are received.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and the Local Arterial Roads and Streets (LARS) Funds. These funds are allocated based upon street miles. In 1987, the City received $5,530 per street mile from the Motor Vehicle Highway (MVH) Fund and $1,993 from the Local Arterial Roads and Streets (LARS) Fund, or a total of $7,523 per street mile. This annexation area will add .34 miles of streets to the City's street system. Therefore, the City will receive an additional $1,880.20 from the Motor Vehicle Highway (MVH) Fund and an additional $677.62 from the Local Arterial Roads and Streets (LARS) Fund.

Table 2 below shows the annexation area's Taxing District Rate.

TABLE 2

TAXING DISTRICT RATE	
Corporation General	$2.0854
Corporation Debt Service	.4197
Firemen Pension	.1754
Policemen Pension	.1607
Sanitary Officers Pension	.0221
Fire	.8171
Park General	.3595
Redevelopment General	.0126
	$4.0525

B. EXPENDITURES

Expenditures which were reported in the Municipal Services Section are summarized in Table 3. Capital costs are one time expenditures while operating costs are continuing expenses. Since the needs of the annexation are must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects such as the construction of streets, curbs, and sidewalks must follow routine City procedures which often require petitioning.

Table 3 below delineates what costs will stem from each department as they incorporate the newly annexed area into their service provision area.

TABLE 3

EXPENDITURES

Departments	Capital Costs	Operating Costs
Police Department	$ 0.00	$ 0.00
Fire Department	0.00	0.00
EMS	0.00	0.00
Solid Waste Disposal	0.00	0.00
Traffic Control	140.25	87.10
Street and Roads	0.00	850.00
Parks and Recreation	0.00	0.00
Water	0.00	0.00
Fire Hydrants	0.00	183.83
Sanitary Sewers	0.00	0.00
Storm Sewers	0.00	0.00
Street Lighting	1,200.00	43.20
Liability for Indebtedness	0.00	105.30
Animal Control	0.00	0.00
Administrative Services	0.00	0.00
TOTALS	$ 1,340.25	$ 1,269.43

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Northrop Industrial Park Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary includes a five percent (5%) inflation factor for municipal expenditures, and a five percent (5%) increase factor for City property tax revenues.

TABLE 4

REVENUES MINUS EXPENSES

Year	Expenditures	Property Tax Revenue	MVH & LARS	BALANCE
1991	$1,399.55	$	$	$-1,399.55
1992	1,469.53	19,409.90	2,557.82	+20,498.19
1993	3,094.51	20,380.40	2,557.82	+19,843.71
1994	1,620.16	21,399.42	2,557.82	+22,337.08
1995	1,701.17	22,469.39	2,557.92	+23,326.04
Totals	$9,284.92	$83,658.71	$10,231.28	$84,605.47

D. RECOMMENDATION

This Fiscal Plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the Northrop Industrial Park Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1990.

TABLE 5
WASHINGTON TOWNSHIP TAX RATES
1988 PAYABLE 1989

		WASHINGTON TRANSIT		FORT WAYNE WASHINGTON	
STATE	St. Fair Board	.0035		.0035	
	St. Forestry	.0065		.0065	
	Welfare HCI	.0637		.0637	
	Welfare Admin.	.0899		.0899	
	TOTAL STATE		.1636		.1636
COUNTY	County General	.9667		.9667	
	County Welfare	.1618		.1618	
	County Health	.0685		.0685	
	Cumulative Bridge	.0500		.0500	
	County Bonds	.1209		.1209	
	Reassessment	.0100		.0100	
	Cumulative Cap. Dev.	.0700		.0700	
	TOTAL COUNTY		1.4479		1.4479
TOWNSHIP	Township EMS	.0196			
	Fire Debt	.0351			
	Township General	.0013		.0013	
	Poor Relief	.0261		.0261	
	Fire Protection	.0555			
	Township Recreation	.0009		.0009	
	TOTAL TOWNSHIP		.1385		.0283
SCHOOLS	School General	3.0789		3.0789	
	Debt Service	.0323		.0323	
	School Transportation	.4482		.4482	
	Capital Projects	.9982		.9982	
	TOTAL SCHOOL		4.5576		4.5576
AIRPORT AUTHORITY	Airport General	.0974		.0974	
	Airport Bond	.0246		.0246	
	TOTAL AIRPORT		.1220		.1220
LIBRARY	Library General	.3709		.3709	
	Library Debt	.0370		.0370	
	TOTAL LIBRARY		.4079		.4079
PTC	PTC General	.1259		.1259	
	PTC Debt	.0334		.0334	
	TOTAL PTC		.1593		.1593
	Corporation General			2.0854	
	Redevelopment General			.0126	

TABLE 5

WASHINGTON TOWNSHIP TAX RATES

1988 PAYABLE 1989

City/Special Taxing District	Washington Transit	Fort Wayne Washington
Corp. Debt Service		.4197
Firemen Pension		.1754
Policemen Pension		.1607
Park General		.3595
Sanitary Officers Pension		.0221
Fire		.8171
TOTAL CITY/SPECIAL TAX DISTRICT	0.00	4.0525
TOTAL TAX RATE	6.9968	10.9391

Northrop Industrial Park Annexation Area
Legal Description

Part of Sections 11 and 14 in Township 31 North, Range 12 East, Allen County, Indiana more particularly described as follows:

Beginning at the point of intersection of the South right-of-way line of Cook Road and the southerly extension of the Easterly line of the West half of the Southwest Quarter of Section 11 in Township 31 North, Range 12 East [said point also being on the existing City limit line as established in Annexation Ordinance X-26-69 and as filed in the Office of the City Clerk of Fort Wayne Indiana]; thence in a westerly direction along said South right-of-way line of Cook Road to its intersection with the southerly extension of the West line of the Southwest corner of said Section 11; thence northerly along said extension line and the westerly line of the Southwest Quarter of said Section 11 to the northerly line of said Southwest Quarter; thence easterly along the northerly line of said Southwest Quarter to the East line of the west half of said Southwest Quarter; thence southerly along the easterly line of the West half of the Southwest Quarter and the southerly extension of said easterly line to the South right-of-way line of Cook Road being the point of beginning and containing 82 acres more or less.

Certified correct this 6th day of April, 1989

Mark L. Gensic

Mark L. Gensic, P.E., L.S.

